

***CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

***Board of Supervisors
Meeting***

***Wednesday
January 15, 2014***

6:00 p.m.

***Cory Lake Beach Club
10441 Cory Lakes Drive
Tampa, Florida***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.

Cory Lakes Community Development District

Development Planning and Financing Group
15310 Amberly Drive, Suite 175, Tampa, Florida 33647
Phone: 813-374-9105
Fax: 813-374-9106

January 8, 2014

Board of Supervisors
**Cory Lakes Community
Development District**

Dear Board Members:

A Regular meeting of the Board of Supervisors of the Cory Lakes Community Development District is scheduled for **Wednesday, January 15, 2014**, at 6:00 p.m. at the Cory Lakes Beach Club, 10441 Cory Lakes Drive, Tampa, Florida.

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be forwarded to you under separate cover or distributed at the meeting.

Enclosed separately under **Appendix A** are the items listed on the Consent Agenda which include the Board and Committee minutes and financial statements/check register.

The balance of the agenda is routine in nature. Staff and the Committees will present their reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Bruce St. Denis

Bruce St. Denis
District Manager

Cc: Attorney
Engineer
Facilities Manager
Beach Club
Files

District: CORY LAKES COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: **Wednesday, January 15, 2014**
Time: **6:00 p.m.**
Location: Cory Lake Beach Club
10441 Cory Lakes Drive
Tampa, Florida

Conference Call In. No.: 712.432.1500

Code: 434537#

***Business Meeting
Agenda***

- I.** Roll Call
- II.** Chairperson's and Manager's Opening Remarks
- III.** Audience Comments on Agenda Items
[Residents/Audience will have TWO opportunities to address the Board and staff during the meeting under the Third and Eighth Orders of Business. All Residents planning to speak at the meeting, please fill out an index card upon arrival with name, address, and the topic of your comment. Three minutes per individual.]
- IV.** Board Member Revisions to Agenda
- V.** Administrative Items:
 - A. Consent Agenda Items **See Appendix A to Agenda**
 - Minutes of Meetings
 - Financial Summary
- VI.** Business Matters:
 - A. Pool Construction Project Update
 - B. Refinancing of Soave Note
 - C. Land Swap Discussion
 - D. District Facilities Manager Compensation for FY 2014
 - E. District Employee Staffing Analysis
 - F. Private/Public Funding for CDD Events
 - G. Resolution 2014-8, FYE 2014 General Fund Budget Amendment #1 Exhibit 1
 - H. Additional Matters
- VII.** Staff Reports:
 - A. Attorney
 - B. Engineer

C. Manager

D. Facilities

➤ Facilities Manager Report

Exhibit 2

➤ Lifestyle Events Report

➤ Boat Parade Event Recap

Exhibit 3

VIII. Committee Reports:

A. Finance

B. Landscape-Aquascape-Facilities

C. Security – December Incident Report

Exhibit 4

D. Strategic Planning Committee

E. Communications Task Force

IX. Supervisor Requests

X. Public Comments

XI. Adjournment

APPENDIX “A”

Table of Contents

1. Approval of **Board** Meeting Minutes of November 20, 2013
2. Approval of **Board** Meeting Minutes of December 4, 2013
3. Acceptance of **Landscape-Aquascape-Facilities Committee** Meeting Minutes of December 10, 2013
4. Acceptance of Unaudited Financial Statements as of December 2013 [by electronic mail only.]

EXHIBIT 1.

RESOLUTION 2014-8

FYE 2014 GENERAL FUND
BUDGET AMENDMENT #1

A RESOLUTION AMENDING THE CORY LAKES
COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND
BUDGET FOR FISCAL YEAR 2014

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Cory Lakes Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2014, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE CORY LAKES COMMUNITY
DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with **Exhibit “A”** attached.
2. This resolution shall become effective this 15th day of January, 2014 and be reflected in the monthly and Fiscal Year Ended September 30, 2014 Financial Statements and Audit Report of the District.

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

Title:

- Chairperson
- Vice Chairperson

EXHIBIT “A”

To be provided under separate cover.

EXHIBIT 2.

January 15, 2014

Frank James LLC
Cory Lakes Community Development District
January 2014 Facilities Management Activity Report

Highlights

- Roadway Pavers (Completed)
- Beach Club Carpets (Completed)
- TECO Lights at Capri Isle (Completed)
- Repair Toilet Tank Lever (Completed)
- Reattach Gym Exercise Ball Rack (Completed)
- Reattach Beach Club Chair Arm (Completed)
- Spot-Weld Base of Love Seat (Completed)
- Reattach Beach Club Flooring Trim (Completed)
- Reattach Broken Planter (Completed)
- Beach Club Bar Stools (Completed)
- Patch/Paint Gym Wall (Lower Area) (Completed)
- Patch/Paint Gym Wall (Upper Area) (Completed)
- Repair Outside Hose Spigot (Completed)
- HVAC Filter Replacement (Completed)
- Replace Dimmer Switch (Completed)
- Install Soil in Sidewalk Areas (Completed)
- Repair Recessed Can Lights at CC Gatehouse (Completed)
- Consolidate Storage Trailer (Completed)
- Install Irrigation Well Pump (Completed)
- Irrigation System along Lake Front (Ongoing)
- Pressure Wash Morris Bridge Exit Sidewalk (Completed)
- Pressure Wash Cross Creek Exit Sidewalk (Ongoing)
- Cory Lakes Banners (Completed)
- Construction Fence (Ongoing)
- Reserve Study Site Inspection (Ongoing)
- Support for Lifestyle Management (Ongoing)
- Support for Pool Project (Ongoing)

Details

- J. B. Services, Inc., 3373 South Kirkman Road, Orlando, FL 32811, submitted the lowest bid proposal amount (\$7,500) to R & R approximately 3,000 sf of roadway brick pavers.
- Beach Club carpets were professionally cleaned and a scotch-guard stain protector was applied during the cleaning process.
- TECO has completed replacement of the bright white lights, originally installed at Capri Isle, and replaced them with the same color streetlights used throughout the entire Cory Lakes Community.
- Repaired the women's gym handicap restroom toilet tank lever.
- Reattached & reinforced support cables for the gym exercise ball wall rack.
- Reattached the separated leather/wood chair arm in the Beach Club.
- Welder spot-welded a detached seat on one outdoor loveseat.
- Reattached Beach Club floor trim in two areas.
- Reattached a broken piece to the Beach Club planter.
- Adjusted six unstable Beach Club bar stools.
- Patched and painted a lower area of damaged gym wall.
- Patched and painted an upper area of the damaged gym wall.
- Plumber repaired the leaking outside hose spigot.
- Routine monthly HVAC filter replacements were done at the Beach Club and security gatehouses.
- Electrician replaced the dimmer switch for the Beach Club bar area.
- Placed soil/sod in voids around new sidewalk construction areas.
- Electrician repaired two recessed light canisters at Cross Creek Gatehouse.
- Organized miscellaneous materials/equipment in storage trailer
- Tinchers Well Drilling & Pump Service, Inc., 1502 Creek Rd, Wesley Chapel, FL 33543 submitted the lowest bid proposal amount (\$1,050) to "drill a 4" water well, deeper if needed, and repair the irrigation well-pump" (#2) located on Cory Lakes Blvd., Morris Bridge entrance near Capri Isle.
- Water Planning Department met with me to discuss placing two water meters, for irrigation, along the lakefront near 10569 Cory Lakes Drive.
- Contractor completed pressure washing Morris Bridge exit sidewalk.
- Contractor in process of completing the pressure washing of the Cross Creek exit sidewalk.
- Removed holiday banners and replaced with the Cory Lakes Isles banners.
- Propping-up pool construction fencing when blown over.

Action Plan for January 2014

- Brick Roadway Paver Repair
- Beach Club HVAC System Proposals
- Landscape Contract
- Sweep Cory Lakes Drive
- Repair/Reinforce Hockey Rink Fence
- MB Entrance Lighting
- Repair Outside Electrical Boxes
- Pressure Wash Miscellaneous Areas
- Water Meter Installations at CLD Lake View Area
- Follow up on items in "Reserve Study Site Inspection" report.
- Support for Pool Project
- Support for Lifestyle Management

EXHIBIT 3.



EVENT RECAP FORM

Event Name: Holiday Boat Parade & Celebration

EVENT SUMMARY

Date: 12/7/13

Time: 5 p.m. – Boat Parade; 7 p.m. – Party at the Beach Club

Location: Lake & Beach Club

Number of Participants: 500

Total Cost: \$4,230.31**

Total Revenue: \$1,000

Net Cost: \$3,230.31

Cost Per Participant: \$6.46

**Total cost includes \$94.63 in tax, mistakenly charged by Macaroni Grill. Cory Lakes will receive a credit equal to that amount which will be used on Feb 12 for Ladies' Lunch Club.

Event Costs:		
Vendor Name	Description	Cost
A Party To Remember	Santa Claus	\$400
Standing 8 Count	Jazz Band	\$800
Time For Wine	Wine/Beer/Cocktails	\$715
Macaroni Grill	Food	\$1579.90
Publix	Soda and water	\$19.76
Thunder Ranch	Hay Rides	\$400
Extra Attendant	Assist with serving food, Santa, Hay Rides, Clean Up, Greeting guests, etc.	\$50
Oriental Trading	Decorations, favors (personalized lollipops)	\$167.75
Jani King	Extra Clean	\$98

Were there any sponsors? Yes		
Sponsor Name	Phone/Email	Amount of sponsorship
Jerilyn Rush, Re/Max Metro		\$1,000

Event Description: Annual Holiday Boat Parade & Party

Successes: Huge turnout, great band, great food, fun hay rides, friendly Santa, boat parade was fun.

Setbacks: Food line was long. Food ran out around 8 p.m., but almost everyone had eaten by then. I heard from a resident that there were only about half as many boats in the parade as last year.

Recommendations: Either charge a small amount for the food in order to have enough (have residents pre-pay to get a food ticket) or serve desserts only.

VENDOR INFORMATION

Vendor Name: A Party to Remember

Contact Name: Darrell Herbert

Contact Phone: 813-225-2622

Contact Email:

Cost: \$400

Vendor Summary/Additional Info: Provided Santa Claus

VENDOR INFORMATION

Vendor Name: Standing 8 Count

Contact Name: Mike

Contact Phone: 727-447-5124

Contact Email: mikeandvals@knology.net

Cost: \$800

Vendor Summary/Additional Info: Five piece jazz band

VENDOR INFORMATION

Vendor Name: Thunder Ranch

Contact Name: Stacy Hanson

Contact Phone: 813-920-7766

Contact Email: davidhanson@verizon.net

Cost: \$400

Vendor Summary/Additional Info: Hay Rides

VENDOR INFORMATION

Vendor Name: Macaroni Grill

Contact Name: Heather

Contact Phone: 813-977-7798

Contact Email:

Cost: \$1,579.90

Vendor Summary/Additional Info: Food

VENDOR INFORMATION

Vendor Name: Time For Wine

Contact Name: Cheryl Visalli

Contact Phone:813-664-1430

Contact Email:

Cost: \$715

Vendor Summary/Additional Info:

VOLUNTEER INFORMATION

Volunteer Name: Tanishka Ajaney

Volunteer Phone:

Volunteer Email:

Volunteer Arrival & Departure Time: 6:30 – 9:00 p.m.

PROMOTIONS & MARKETING

How was the community made aware of the event? Eblast, the Islander, Flyers, Signs at gates and outside Beach Club, word of mouth

SPONSORS

Were there any sponsors? Jerilyn Rush, Re/Max Metro

Name/Contact Info: Jerilyn Rush, 813-927-6795

What was donated (money, items, etc.): \$1,000

EXHIBIT 4.

SECURITY SUMMARY REPORT
 U.S. SECURITY ASSOCIATES - CORY LAKE ISLES
 December 2013

During the month of Dec. 2013, U.S. Security Associates officers responded to a total of 3 incidents in Cory Lake Isles. Below is an overall summary of the incident totals, as well as a brief summary of the incidents reported.

Incident Totals

Incident type:	Total
Noise Complaint	1
Access Control Incident	1
Reckless Driving	1
Property Damage	1
Phone Calls	1
Fire	1
Total:	9

Law Enforcement Frequency

Agency	On-site total:
Tampa Police Department	6
Hillsborough Co. Sheriff's Department	
Fire Department	1
Total:	

Off-Duty Assignments (TPD)

Agency	On-site total:
Total Hours	49
Total Stops	28
Total Citations	22
Speeding	15
Warnings	6

SECURITY SUMMARY REPORT
U.S. SECURITY ASSOCIATES - CORY LAKE ISLES
December 2013

Incident Type:	Fire
Date:	12-4-13
Time:	0442
Location:	Martinique Isle Dr & Bahama Isle Dr

Summary:

Was contacted by a resident regarding a tree observed to be on fire. At 0442 hours on the corner of Martinique Isle Dr. and Bahama Isle Dr. I Contracted the Fire Department and fire Rescue entered the property at 0453 hours. Fire Rescue departed from the property at 0515 and the fire was put out and taken care of

Incident Type:	Noise Complaint
Date:	12-5-13
Time:	2206
Location:	18021 Barbados Isle Drive

Summary:

Resident called the gate house about a noise complaint across the water at 10821 Barbados, rover went to the house asked them to turn down the music and the resident complied and apologized.

SECURITY SUMMARY REPORT
U.S. SECURITY ASSOCIATES - CORY LAKE ISLES
December 2013

Incident Type:	Phone Call
Date:	12-15-13
Time:	0313
Location:	Morris Bridge Gate House

Summary:

Officer Ray received a muffled noise and speech without being able to talk with the person the caller hung up. Officer saw on caller id it was from Cory lakes isles number 813.986.4959. Officer contacted TPD to inform them of the situation. Police officer Bunn reporting to Cory lakes checked the club house and surrounding area. No further issues to report

Incident Type:	Verbal Altercation
Date:	12-19-13
Time:	1930
Location:	Gym

Summary:

While on patrol of the beach club and gym, officer Corley noticed two male residents engaged in a very loud verbal altercation. One of the residents was upset due to weights not being put up. They were making threats, at this time officer Corley calmed them down and one of the residents left the gym.

SECURITY SUMMARY REPORT
U.S. SECURITY ASSOCIATES - CORY LAKE ISLES
December 2013

Incident Type:	Noise Complaint
Date:	12-20-13
Time:	0340
Location:	10637 Cory Lake Dr.

Summary:

Resident at 10635 Cory lakes drive contacted the officer at Cross creek regarding loud noise coming form 10637 Cory lake drive, as we did not have a rover on duty the officer asked if she would like TPD to be contacted. She said yes and called TPD.

Incident Type:	Reckless Driving
Date:	12/21/13
Time:	
Location:	

Summary:

Officer Corley received a complaint from the club house that a grey dodge caravan was driving reckless and causing issues for the horse and cart that was on premises. Mr. Howell was able to cress reference the plat to 10860 Cory lakes drive. When the officer arrived at the address the resident had just parked his vehicle and was apologizing for his behavior before the officer could even say anything. He took down the information and informed the resident the speed limit was 25 MPH and he needed to be more respectful of his neighbors. The officer then informed everybody that the situation has been taken care of.

SECURITY SUMMARY REPORT
U.S. SECURITY ASSOCIATES - CORY LAKE ISLES
December 2013

Incident Type:	Noise Complaint
Date:	12/24/13
Time:	2330
Location:	18015 & 18019 Cozumel

Summary:

at 2230 the community rover received a call from officer Ray at the gatehouse that a noise complaint was issued against both 18015 & 18019 Cozumel;. Officer responded to both residences and spoke with the resident at 10815 and 18019. Both residents agreed to turn the music down. Immediately after the officer left, 18015 Cozumel turned the music up and officer ray informed me that a new complaint was just made. At this time officer Corley informed officer ray to call TPD. Officer Corley met police officer Holden at 18015 and the police officer informed them that they need to turn off their music or they would be fined. The resident complied.

there are 2 separate calls on the same report

SECURITY SUMMARY REPORT
U.S. SECURITY ASSOCIATES - CORY LAKE ISLES
December 2013

Incident Type:	Property Damager
Date:	12-28-13
Time:	2330
Location:	Beach Club House

Summary:

While performing hourly patrol of the gym, the officer noticed a quarter sized hole in the wall above the thermostat. The officer does not recall seeing the hole in previous patrols of the gym

Respectfully Submitted on 1-7-14

Luke Brant

U.S. Security Associates - Cory Lake Isles



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